

**TOWN OF NEW FAIRFIELD  
ZONING REPORT**

**SUBJECT:** VERIFICATION OF NON-COMPLIANCE  
**FROM:** Evan G. White, Zoning Enforcement Officer  
**DATE:** May 23, 2023  
**PROPERTY OWNER:** Jennifer & Stephen Hilderbrand  
**PROPERTY ADDRESS:** 5 Buck Mountain Court  
**APPLICANT/AGENT:** Jennifer & Stephen Hilderbrand  
**MAILING ADDRESS:** 5 Buck Mountain Court  
**ZONING DISTRICT:** R-88    **MAP:** 24    **BLOCK:** 18    **LOT:** 1

Please be advised that the applicant would like to (See Noncompliance).

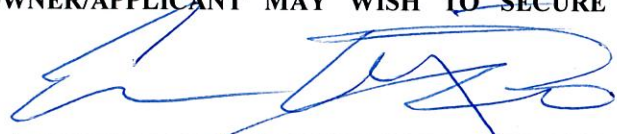
Review of the New Fairfield Zoning Regulations indicated that the above proposal fails to meet the following Zoning Requirements:

- Sections:  
3.0.5-Private Permanent Detached Garage (A+B+C)  
3.1.6-Minimum Building or Structure Setbacks (B)  
7.1.1.1-Improved Lots in Validated Subdivision or Recorded Approved Subdivision (A+B)

**THE INFORMATION ON THIS REPORT IS TO GUIDE THE APPLICANT/PETITIONER AND THE ZONING BOARD OF APPEALS TO APPLY FOR VARIANCES AND/OR OTHER RELIEF, AND IS BASED ON REPRESENTATIONS MADE BY THE PROPERTY OWNER/APPLICANT.**

**THE OWNER/APPLICANT SHALL BE RESPONSIBLE FOR ANY DECISION MADE FROM RELIANCE ON THIS FORM AND IT SHALL NOT CREATE LIABILITY ON THE PART OF ANY OFFICER OR THE TOWN OF NEW FAIRFIELD.**

**IN COMPLEX MATTERS, THE OWNER/APPLICANT MAY WISH TO SECURE THE SERVICES OF AN ATTORNEY.**



Evan White, Zoning Enforcement Officer  
Town of New Fairfield





received  
5-18-23 MR

APPLICATION OR APEAL#: 17-23

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

Please check appropriate box(es)  Variance  Appeal of Cease & Desist

1) Applicant: Jennifer Hilderbrand  
Mailing Address: 5 Duck Mt Court  
Phone#: 203-249-6910  
Email: bemante14@yahoo.com

2) Premises located at: 5 Duck Mt Court on the (N S E W) side of the street  
at approx. 240 feet (N S E W) from Sugar maple Ln (nearest intersecting road).

3) Property Owner Name: Jen & Stephen Hilderbrand  
Interest in Property:  OWNER  CONTRACT PURCHASER  LEASEE  AGENT

4) Tax Assessor Map No.: 10 Block No.: 3 Lot No.: 112

5) Zone in which property is located: R-38 Area of Lot: 123050

6) Dimensions of Lot: Frontage: 140 Average Depth: 140

7) Do you have any Right of Ways or Easements on the property? Yes

8) Is the property within 500 feet of Danbury, Sherman or New York State? NO

9) Have any previous applications been filed with ZBA on this property? NO

If so, give dates and application numbers: \_\_\_\_\_

10) Proposal for which variance is requested: Dimensional

Hardship: massive ledge, slope, impact on wetlands

11) Date of Zoning Commission Denial: May 23 2023

12) Variance(s) Requested: ( ) USE (X) DIMENSIONAL

Zoning Regulations (sections): See attached Non-Compliance Letter

Setbacks Requested: Front to: N/R Rear to: N/R  
Side to: 35' to 21' Side to: N/R

13) Use to be made of property if variance is granted: Detached Garage

14) If this Application relates to a Cease and Desist Order then this application must be made within 30 Days of the issue date of that Cease and Desist Order. CEASE & DESIST ORDER DATE: \_\_\_\_\_

SIGNATURE OF OWNER OR AGENT: [Signature] DATE: 5/18/23

FAIRFIELD ZONING BOARD OF APPEALS  
JUN 15 2023

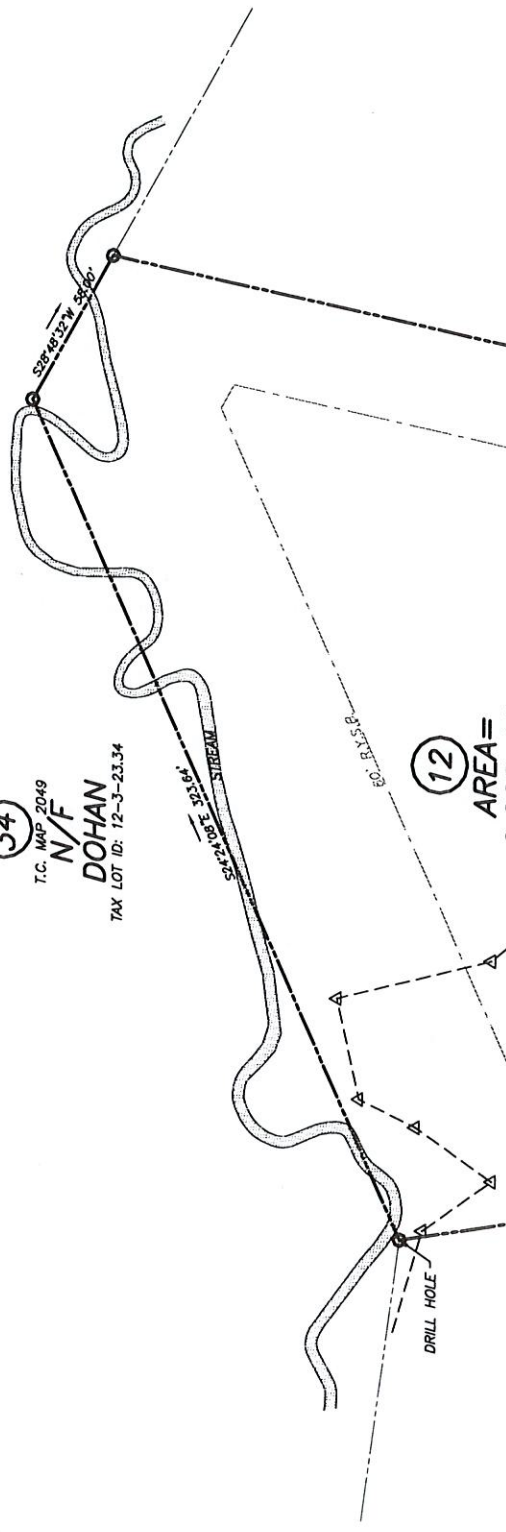
#4  
PROPOSAL

received  
5-18-23 MR





34  
T.C. MAP 2049  
N/F  
DOHAN  
TAX LOT ID: 12-3-23.34



12  
AREA =  
2.825 AC.  
123,050 S.F.  
TAX LOT ID: 12-3-1.12

11  
N/F  
MADIGAN  
TAX LOT ID: 12-3-1.11

13  
N/F  
TOVBIN  
TAX LOT ID: 12-3-1.13

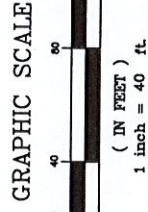
No change  
Existing contour  
1 Finished grades  
2 E/C measures

BUCK MOUNTAIN COURT

PROPERTY SURVEY  
PREPARED FOR  
STEPHEN M. & JENNIFER L. HILDERBRAND  
BEING  
LOT 12  
ALSO KNOWN AS  
5 BUCK MOUNTAIN COURT  
SITUATE IN THE  
TOWN OF NEW FAIRFIELD  
SCALE: 1" = 40'  
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ZONING BOARD OF APPEALS  
JUN 15 2023  
PROPOSAL

ZONING TABLE - R88 (ZONE 2)			
AREA (S.F.)	BUILDING AREA (S.F.)/%	IMPERVIOUS (S.F.)/%	
TOWN REQ.	87120 MIN	18458	15.0%
EXISTING	123050	2782	2.3%
PROPOSED	N/A	3718	3.0%
		11158	9.1%



CERTIFICATION

THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-308B THROUGH 20-308B-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, AS ADOPTED ON SEPTEMBER 26, 1996, AS FOLLOWS:  
 \* THIS MAP IS PREPARED AS A BOUNDARY/PROPERTY SURVEY.  
 \* BOUNDARY DETERMINATION SHALL BE THE STANDARD FOR ALL BOUNDARY SURVEYS.  
 \* THIS MAP MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR HORIZONTAL ACCURACY FOR CLASS A-2 SURVEYS.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

*Evan J. Fogie*  
EVAN J. FOGIE, P.L.S.  
GEOLOGIC LAND SURVEYING, PLLC  
MOUNT KIEBO, NEW FAIRFIELD, CT.  
WWW.GEOLANDSURV.COM  
978.242.2494



SURVEYOR'S SEAL

REVISIONS / ADDITIONS

DATE	DESCRIPTION	BY
4/25/23 <td>GEN. REV. <td>EF</td> </td>	GEN. REV. <td>EF</td>	EF

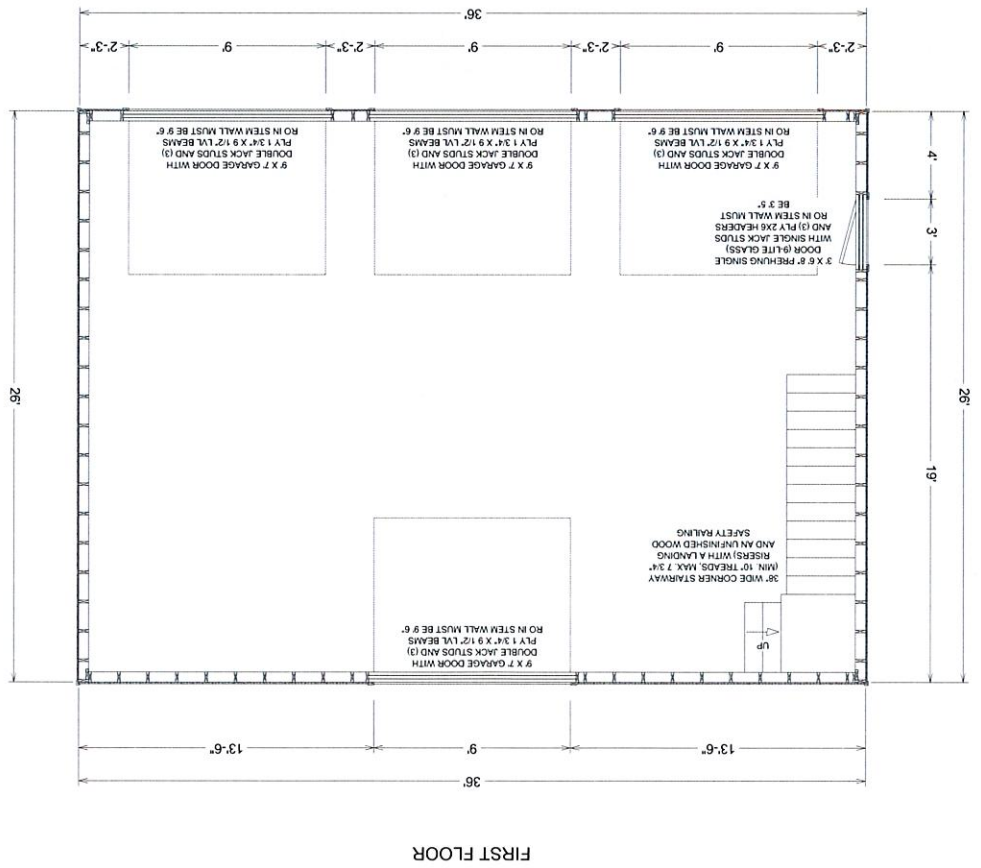
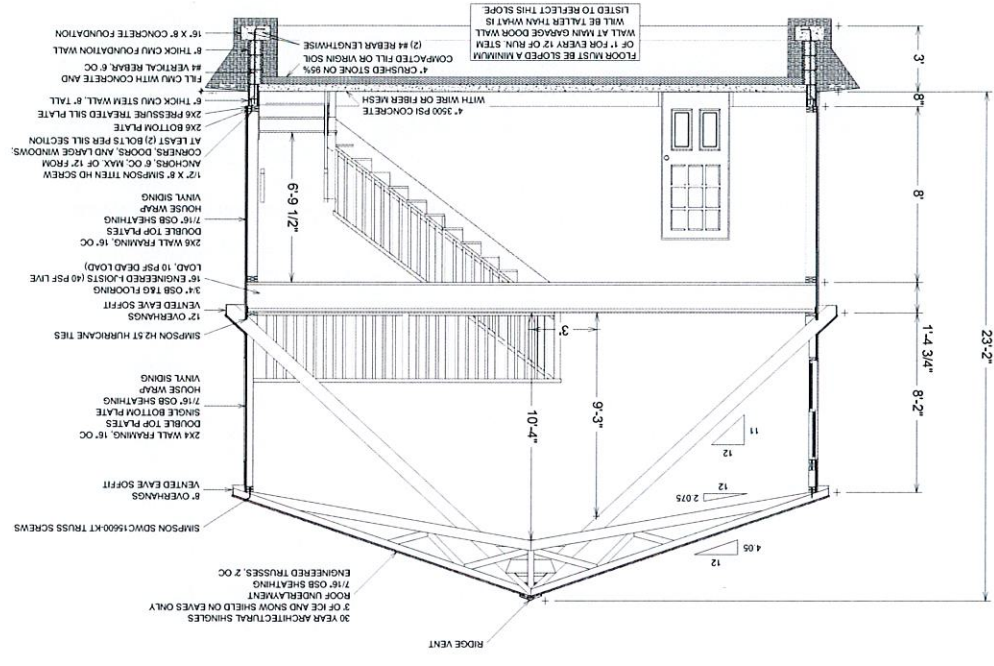
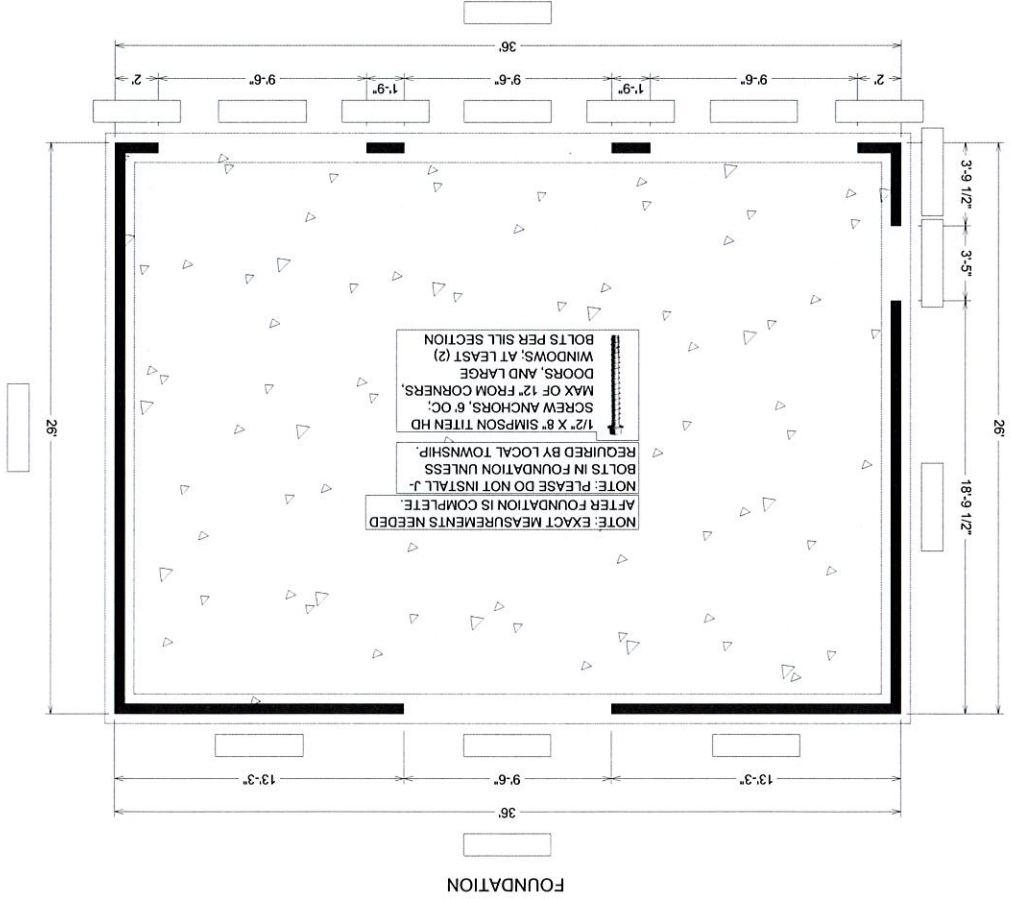
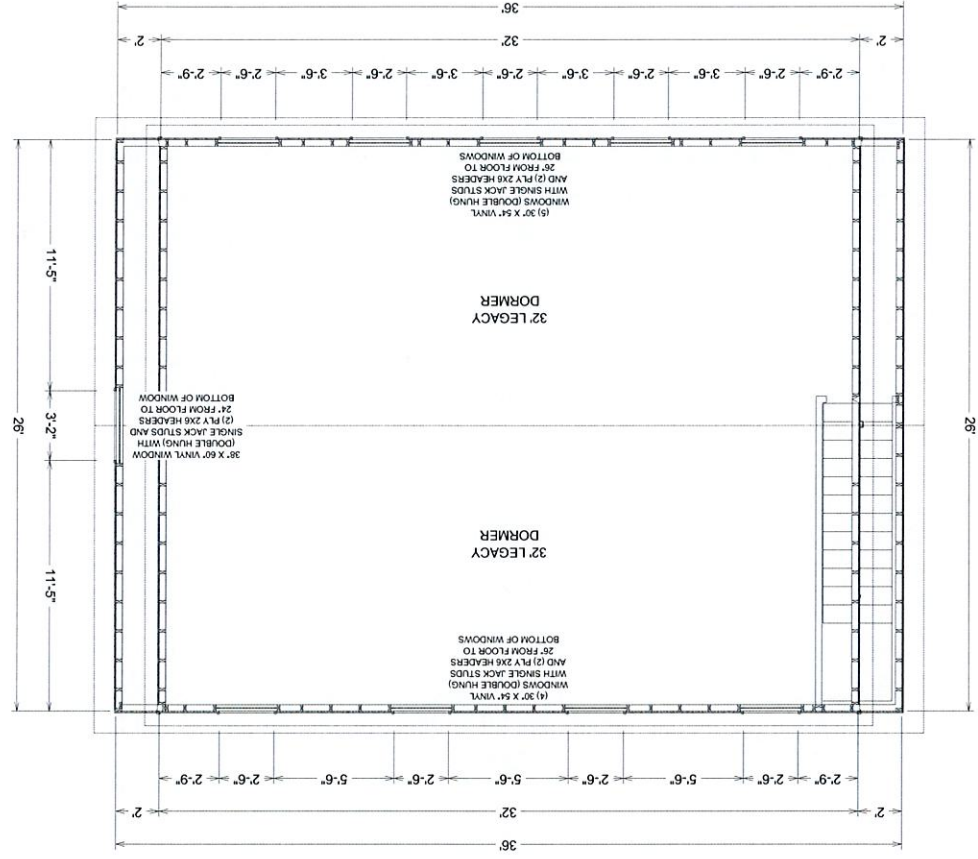
MAP NOTES

- THIS SURVEY WAS CONDUCTED ON THE GROUND ON APRIL 11, 2023.
- PROPERTY LOCATED IN R88, ZONE 2 ZONING DISTRICT.
- NO CERTIFICATION IS MADE TO THE LOCATION OF UNDERGROUND FEATURES AND/OR STRUCTURES; UNDERGROUND FEATURES, IF ANY, REFERENCES SHOULD BE TO THE RECORDING CLERK MAP NO. 2049, 3346, 3572, AS WELL AS BOOK 512 PAGE 377.
- OFFSETS SHOWN HEREON REFER TO THE BUILDING EAVES, U.O.N.
- SEPTIC SHOWN HEREON REFER TO THE AS-BUILT ON FILE WITH THE HEALTH DEPARTMENT.
- REFERENCES MADE TO MAPS PREPARED BY PAH INC. DATED 9/1/2018.
- WETLANDS SHOWN HEREON PER SURVEY BY PAH INC. IN NOTE 8
- ONLY COPIES OF THE ORIGINAL OF THIS SURVEY, BEARING THE ORIGINAL IMPRESSION OF THE SURVEYOR'S EMBOSSED SEAL ATOP THE COMPANY LOGO, SHALL BE CONSIDERED TO BE VALID, TRUE, CORRECT.



ZONING BOARD OF APPEALS  
JUN 15 2023

PROPOSAL



Sheds Unlimited LLC  
2025 Valley Road  
Morgantown, PA 19543

Drawn By: Japheth Beiler  
Sales Rep: Cleon Kemp

DATE: 3/31/2023  
SCALE: 1/4" = 1'  
SHEET: A1.1

Job Name:  
Jennifer Hilderbrand  
5 Buck Mountain Court  
New Fairfield, CT 06812

LS Est. #1016294

REVISIONS:


Scale:



ZONING BOARD OF APPEALS  
 JUN 15 2023  
 PROPOSAL

IMAGE IS NOT TO  
 SCALE AND COLORS  
 ARE EXAMPLES ONLY

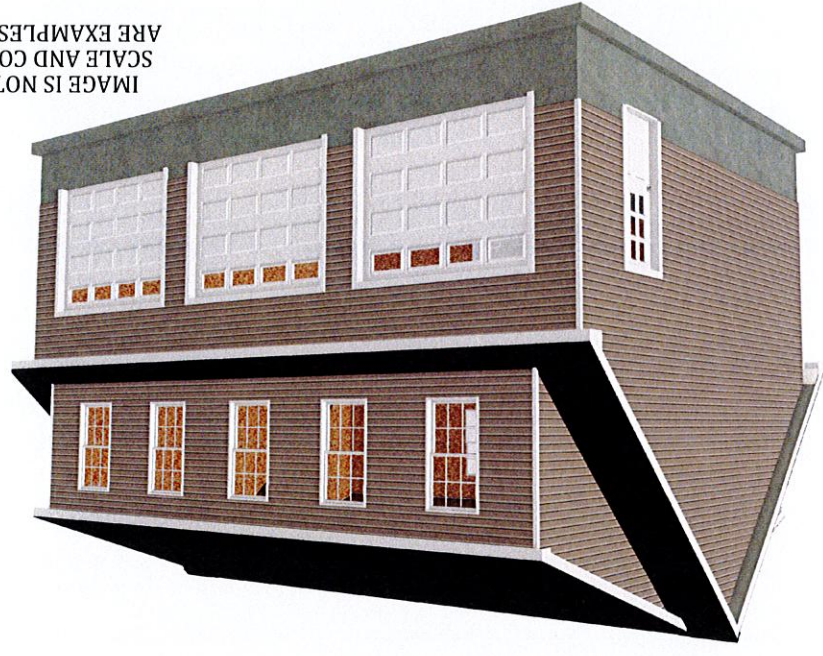
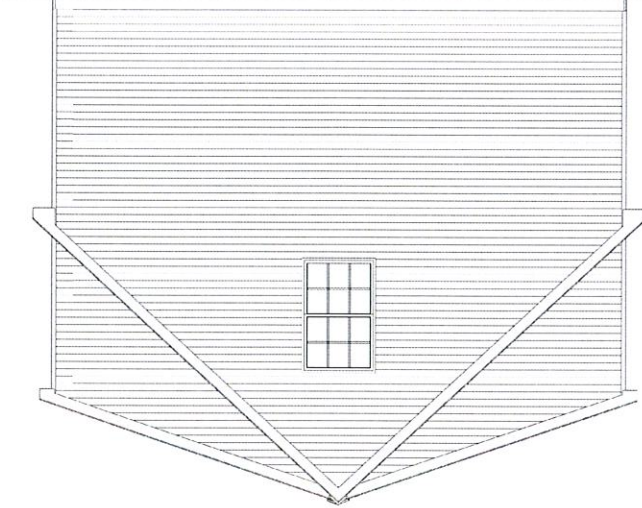
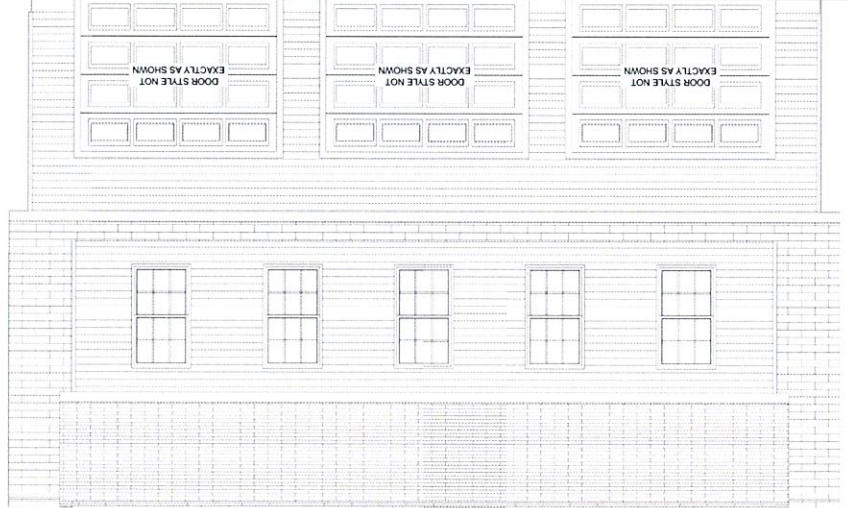
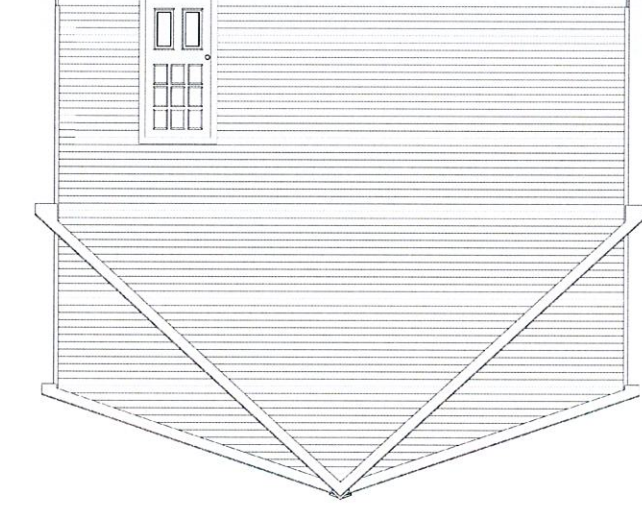
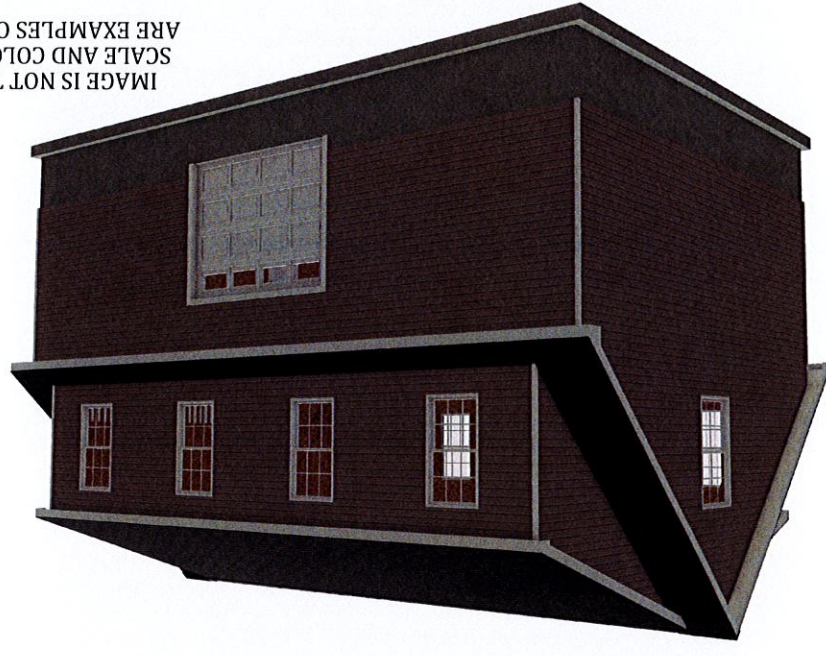


IMAGE IS NOT TO  
 SCALE AND COLORS  
 ARE EXAMPLES ONLY



A2.1

SHEET:

1/4" = 1'

SCALE:

3/31/2023

DATE:

Sheds Unlimited LLC  
 2025 Valley Road  
 Morgantown, PA 19543  
 Drawn By: Japheth Beiler  
 Sales Rep: Cleon Kemp

LS Est. #1016294      Job Name:  
 Jennifer Hilderbrand  
 5 Buck Mountain Court  
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REVISIONS:


seal: